

MVHOA #2 NEWSLETTER

Summer 2020

Board of Directors

As you know, it is the responsibility of the Board of Directors to keep the pool and common area in good repair, and make sure assessments are paid by the homeowners. We've had to do a bit of 'catch up' lately due to our Association being underfunded. The underfunding was caused by not regularly raising assessment fees over the years, something we've had to remedy recently.

With that said, we are in dire need of more board members! Currently, we're functioning with one less member than we should. And we have one member who will need to resign soon. We've managed to persuade this member to stay on until we can get a replacement but it is imperative that we get more people to get involved. Please note that board positions are all volunteer based.

Also, please remember that all board meetings are open to homeowners. We invite you to attend! So, if you care about the pool and have an opinion on anything the Board does, positive or negative or just want to meet the board, please consider attending a meeting and even joining the Board! The Board needs you!

Pool Resurfacing

We are happy to announce that the pool and wading pool resurfacing has been completed! A big thank you to Board Member Deb McManus for coordinating this.

Deck Resurfacing

If you walk around the deck, you'll notice many cracks and uneven areas. In the near future, we're also looking to have the pool deck resurfaced. We're hoping to accomplish this in the next year or so. You should know, this can only be made possible with an increase in assessments.

Pool Reopening

We wish we could tell you when we can open the pool for general use. At this time, we are unable to give a date. We are working on a plan for limited use as we follow State and County guidelines. As of now, there is no definite time line. Please continue to check the website for any updates: <http://www.mesaviewhoa2.com>.



Special Vote - CC&Rs



The Board has been following the late fee guidelines in the CC&Rs that were passed down through the years. It's been recently discovered that our CC&Rs haven't been updated since our community was built, nearly 50 years ago! To the best of the Board's knowledge, the fees were due monthly back then with only a \$1 late fee for those who were either late or failed to pay. As time went on, the billing period became quarterly and most recently, semiannually - to save on administration fees and mailing costs. Because of the way our CC&Rs are worded and by encouragement of Legal Counsel, we have recently returned to the \$1 late fee - even though it's for 6 months. This incredibly low late fee of only \$1 doesn't even come close to covering the costs for our Accountant to send out reminders - considering time spent (paid hourly), stationary and postage. Thus, we are losing a substantial amount of money on those who fail to pay on time! And this is a big problem.

Needless to say, we are currently in the process of having our legal counsel draft NEW CC&Rs to address this problem. What you need to know is, the new CC&Rs will NEED to be passed by 50% + 1 of our homeowners. This does not mean 50% of those who vote, but 50% of ALL homeowners. So for instance, even if 49% of our homeowners take the time to vote and vote "yes" for the new CC&Rs to increase our late fees, it will not pass. It needs to be 50% +1 of ALL our homeowners.

As of now, those who pay on time are subsidizing those who do not pay on time. We believe this is grossly unfair to those who pay on time. Yet, we cannot legally do anything about this until the new CC&Rs are passed. **IT IS UP TO YOU TO TAKE THIS SERIOUSLY AND TAKE THE TIME TO VOTE WHEN THIS VOTE TAKES PLACE!** Sadly, usually only about 30% of our homeowners take the time to vote when a ballot is sent out. So please, please take an interest in your community and **VOTE!**

Common Area

Over the years the grass area around the pool has sometimes looked great, sometimes not so great, and other times just plain awful. We've employed several different lawn service companies throughout and believe as of today, our current one is doing a decent job.

In our landscape discussions, we've explored the idea of having a Landscape Architect provide plans that would reduce a portion of our grass areas and possibly make use of xeriscaping. Xeriscaping is the process of landscaping or gardening that reduces or eliminates the need for supplemental water from irrigation. We are open to this idea as it would help to reduce our irrigation usage. If you have any opinions, experience or other ideas in this matter, please don't hesitate to reach out.

Where Does the Money Go?

As mentioned earlier in this Newsletter, members of the Board do not receive compensation and are all volunteers. So where does all of the money go?

The enclosed budget will show you very precisely how and where the money is spent. But just to give you an idea, here are a few of the major areas:

1. Landscaping Service and Repairs
2. Summer Pool Monitors
3. Pool Service, Supplies, Repairs & Replacement Parts
4. Water and Sewer
5. Electricity
6. Accounting Services
7. Insurance & Legal Fees
8. Reserve for Major Capital Improvements
(ex. lanai and deck replacement, pool resurfacing etc.)

Board Members

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Accountant

For all billing concerns and escrow documents, please email our Accountant Mary Rogers: mvhoa2@gmail.com

Reserve Study

The Reserve Study was not ready at the time of mailing. It will be posted on the website and mailed with the special vote or with December's mailing.

